



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

July 7, 2014
1406-PUD-09
Exhibit 1

Petition Number: 1406-PUD-09

Subject Site Address: Northeast corner of U.S. 31 and S.R. 32

Petitioner: Westfield Community Investors, LLC

Request: Petitioner requests a change in zoning from the Single-Family 3 (SF-3) District and General Business (GB) District to the Junction Planned Unit Development (PUD) District.

Current Zoning: SF-3/GB

Current Land Use: Athletic Fields/Vacant

Approximate Acreage: 14.1 acres+/-

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Conceptual Site Plan
4. The Junction PUD Ordinance (Original Version), June 2, 2014
5. The Junction PUD Ordinance (Redline Version), July 3, 2014
6. The Junction PUD Ordinance (Current Version), July 3, 2014
7. Shamrock Boulevard Traffic Letter, June 26, 2014

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the May 12, 2014, City Council meeting. The proposal received a public hearing at the July 7, 2014, Advisory Plan Commission (the "APC") hearing.

PROCEDURAL

- Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition was held on June 2, 2014, at the APC meeting. Notice of the public hearing was provided in accordance with the APC Rules of Procedure.
 - The Petitioner held a neighborhood meeting on May 27, 2014.
 - The petition is eligible for a recommendation by the APC at its July 7, 2014 meeting.
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PROJECT OVERVIEW

Location: This subject property (the “Property”) is approximately 14.1+/- acres in size and is located at the northeast corner of U.S. 31 and State Road 32. The Property is currently zoned Single-Family 3 (SF-3) and General Business (GB). The current Westfield High School football/track stadium, baseball field, and Westfield-Washington Schools administration building are located on the Property.

Project Overview: The Petitioner is requesting a change of zoning to a mixed-use Planned Unit Development (PUD) District to be known as “The Junction PUD” (the “Proposal”). The Junction PUD defaults to the General Business District standards and uses, with a few modifications to the permitted uses and development standards. The Proposal conceptually includes a multi-story hotel, a multi-story medical office building, a two or three-story multi-tenant building along S.R. 32, and other integrated commercial and/or senior living buildings. The PUD Ordinance defaults to the GB uses, adds independent living and assisted living, multi-story parking garage, and removes thirty-three (33) uses from the GB use list that were determined by the petitioner to be undesirable uses on this Property. Access to the Property would be from Shamrock Boulevard.

Development and Architectural Standards: The Proposal defaults to the GB development standards, while modifying some standards to ensure the project is developed in a manner that is consistent with traditional downtown development patterns (i.e., modified GB standards include: setbacks, building height, and landscaping/buffering requirements). The Junction PUD Ordinance adopts the architectural standards from the State Highway 32 Overlay District. Because the Property abuts U.S. 31, and the highway will be elevated at this point, it was suggested at the City Council introduction that a minimum building height requirement be established so that drivers on U.S. 31 are not able to see the tops of the buildings within this project.

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan identifies the Property as part of the Downtown area. The Grand Junction Master Plan was adopted in 2009 to serve as the vision and guide specifically for Downtown Westfield. The Grand Junction Master Plan identifies the four corners of the intersection of U.S. 31 and State Road 32 as gateways for the community. The gateway areas are envisioned to include quality, signature architecture; signature hotel/conference center(s); and premium office buildings. The 2013 Grand Junction Implementation Plan (the “Implementation Plan”) further states that rooftops in this area should not be visible from the elevated U.S. 31 highway, and it also encourages the development of hotel/conference center(s), apartments, and office buildings. The conceptual plans and character exhibits of The Junction PUD Ordinance appear to be consistent with the vision of the Grand Junction Master Plan and Grand Junction Implementation Plan for the northeast gateway corner of the U.S. 31 and State Highway 32 interchange.

MODIFICATIONS TO THE PUD ORDINANCE SINCE THE PUBLIC HEARING

In addition to a few formatting-related modifications, the following substantive modifications were made to The Junction PUD Ordinance as a result of the public hearing and staff comments:

1. Building Height. In response to comments made during the public hearing and by APC members at the June 2, 2014 APC meeting, The Junction PUD Ordinance has been modified to include various building height requirements. Buildings closest to US 31 are required to be a minimum of three-stories in height and do not have a maximum height requirement. This was in response to APC concerns with views of the buildings from an adjacent elevated U.S. 31. The remainder of the buildings that are located west of Shamrock Boulevard are required to be a minimum of two-stories in height and also do not have a maximum height requirement. All buildings on the east side of Shamrock Boulevard do not have a minimum height requirement, but have a maximum height requirement of three-stories. This was in response to neighbor concerns of their homes being within close proximity to tall buildings.
2. Parking Garage. A multi-story parking garage facility was added as a permitted use, at staff's request. Development standards regarding the design and function of the structure were also added.
3. Landscaping. After reviewing the draft Unified Development Ordinance (the "UDO") (1407-ZOA-01), The Junction PUD Ordinance has been modified so that any undulating mounding requirement of the City's Zoning Ordinance/UDO would not apply to the Junction PUD District. The PUD's 10' and 15' buffer yards would not easily accommodate a four-foot undulating mound.
4. Grand Junction Implementation Plan Items. The Grand Junction Implementation Plan offers general policy direction for development within the Grand Junction District, and specifically for the U.S. 31 and State Road 32 gateway areas (referred to as the Gateway Sub-District in the Implementation Plan). In response to the policy guidance found in the Implementation Plan, the Junction PUD Ordinance includes requirements for bicycle parking, and it encourages outdoor public space and the installation of public art.

ADDITIONAL PUBLIC HEARING DISCUSSION ITEMS

1. Hotel use adjacent to school use. Concerns were raised at the June 2, 2014 APC public hearing regarding having a hotel use next to a school use. The Grand Junction Master Plan that was adopted in 2009 specifically identifies a hotel use as appropriate and desirable at this location. The Junction PUD proposal is consistent with the Grand Junction Master Plan's vision for this area.

2. Drainage. Concerns were raised at the June 2, 2014 APC public hearing regarding the existing drainage problem in the adjacent neighborhood to the east, and how this project could make that situation worse. If zoning is approved, detailed drainage plans will be reviewed at the development plan review and platting stage(s). Drainage information is reviewed by both, the Westfield Public Works Department and the Hamilton County Surveyor's Office. If the proposed drainage system does not comply with the City and County's standards, then the development plan and/or plat will not be approved. The nature of the drainage laws is that stormwater, post site development, is not allowed to leave the site at a faster rate than it did prior to development. This is traditionally accomplished by collecting stormwater into a basin, and slowly releasing that water into a County regulated drain (which, in turn, ultimately drains into the White River). By virtue of the drainage laws, the drainage system in the adjacent Newby's Westfield Heights Subdivision will not be negatively impacted by development on the subject property.
3. Traffic. Concerns were raised at the June 2, 2014 APC public hearing regarding the impact this project would have on traffic and circulation patterns within the area. INDOT anticipated future commercial growth in the area and has designed the new roundabout at State Road 32 and Shamrock Boulevard/Poplar Street to accommodate future commercial traffic projections. The roundabout will be two-lanes wide and will be one of the larger roundabouts in Westfield. Regarding traffic circulation for the adjacent schools, Westfield-Washington Schools has plans in place to help alleviate traffic congestion during peak drop-off and pick-up times (see Exhibit 7). The school system has stated that the gate to the Newby's Westfield Heights subdivision will be closed from 7:00-7:45 AM and they do not plan to send traffic through that neighborhood.
4. Commercial/Office Market. Concerns were raised at the June 2, 2014 APC public hearing regarding the saturation of the office space market. The petitioner should be able to address this item at the July 7, 2014 APC meeting.

STATUTORY CONSIDERATIONS

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
 2. Current conditions and the character of current structures and uses.
 3. The most desirable use for which the land is adapted.
 4. The conservation of property values throughout the jurisdiction.
 5. Responsible growth and development.
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STAFF RECOMMENDATION

Staff recommends forwarding Petition No. 1406-PUD-09 to the City Council with a favorable recommendation.